

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS,
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG



MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

GOVERNMENT
DOCUMENTS DEPT

JUL - 8 2011

NOTICE OF CANCELLED MEETING
TREASURE ISLAND DEVELOPMENT AUTHORITY

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN that the regular meeting of the Treasure Island Development Authority scheduled for Wednesday, July 13th, 2011 at 1:30 pm at 1 Dr. Carlton B. Goodlett Place, Room 400, City Hall, San Francisco, California, has been Cancelled.

A special meeting of the Treasure Island Development Authority Board of Directors will be held Tuesday, August 9th, 2011 at 9:00 am at 1 Dr. Carlton B. Goodlett Place, Room 400, City Hall, San Francisco, California. An agenda will be distributed no less than 72 hours prior to the special meeting.

Treasure Island Development Authority

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 941130 during normal office hours.

Disability Access

The Treasure Island Development Authority holds its regular meetings at San Francisco City Hall. City Hall is accessible to persons using wheelchairs and others with disabilities. Assistive listening devices are available upon request. Agendas are available in large print. Materials in alternative formats and/or American Sign Language interpreters will be made available upon request. Please make your request for alternative format or other accommodations to the Mayor's Office on Disability 554-6789 (V), 554 6799 (TTY) **at least 72 hours** prior to the meeting to help ensure availability.

The nearest accessible BART station is Civic Center Plaza at the intersection of Market, Grove, and Hyde Streets. The accessible MUNI Metro lines are the J, K, L, M, and N (Civic Center Station or Van Ness Avenue Station). MUNI bus lines serving the area are the 47 Van Ness, 9 San Bruno, and the 6, 7, 71 Haight/ Noriega. Accessible curbside parking is available on 1 Dr. Carlton B.

Goodlett Place and Grove Street. For more information about MUNI accessible services, call 923-6142.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based scented products. Please help the City to accommodate these individuals.

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing devices.

Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300, fax (415) 581-2317 and web site <http://www.sfgov.org/ethics/>.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

(Chapter 67 of the San Francisco Administrative Code)

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact: Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415 554 7724; by fax at 415 554 7854; or by email at soff@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the SOTF or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org>

CITY & COUNTY OF SAN FRANCISCO



EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130

(415) 274-0660 FAX (415) 274-0299

WWW.SFTREASUREISLAND.ORG

TREASURE ISLAND DEVELOPMENT AUTHORITY
SPECIAL MEETING AGENDA

August 29, 2011 – 9:00 A.M.

08-26-11P04:01 RCVD

Room 263, City Hall
1 Dr. Carlton B. Goodlett Place

GOVERNMENT
DOCUMENTS DEPT

DIRECTORS

AUG 26 2011

Claudine Cheng, *President*

Larry Del Carlo

Mark Dunlop

John Elberling, *CFO*

Larry Mazzola, Jr.

Linda Richardson

Jean-Paul Samaha, *VP*

Hon. Jane Kim (*Ex-Officio*)

SAN FRANCISCO
PUBLIC LIBRARY

Miriam Saez, *Director of Island Operations*
Asja Steeves, *Commission Secretary*

ORDER OF BUSINESS

1. Call to Order and Roll Call
2. General Public Comment (Discussion Item) This item is to allow members of the public to address the Treasure Island Development Authority Board ("Authority Board") on matters that are within the subject matter jurisdiction of the Authority Board and that do not appear on the agenda. In addition to General Public Comment, Public Comment will be held during each item on the agenda.***
Estimated Length of Item: 10 minutes
3. Adopting Resolution approving the Enforceable Obligation Payment Schedule for the Treasure Island Development Authority pursuant to Assembly Bill No. 1X 26 (Action Item)
4. Adjourn

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 94130 during normal office hours.

Disability Access

The Treasure Island Development Authority holds its regular meetings at San Francisco City Hall. City Hall is accessible to persons using wheelchairs and others with disabilities. Assistive listening devices are available upon request. Agendas are available in large print. Materials in alternative formats and/or American Sign Language interpreters will be made available upon request. Please make your request for alternative format or other accommodations to the Mayor's Office on Disability 554-6789 (V), 554 6799 (TTY) at least 72 hours prior to the meeting to help ensure availability.

The nearest accessible BART station is Civic Center Plaza at the intersection of Market, Grove, and Hyde Streets. The accessible MUNI Metro lines are the J, K, L, M, and N (Civic Center Station or Van Ness Avenue Station). MUNI bus lines serving the area are the 47 Van Ness, 9 San Bruno, and the 6, 7, 71 Haight/ Noriega. Accessible curbside parking is available on 1 Dr. Carlton B. Goodlett Place and Grove Street. For more information about MUNI accessible services, call 923-6142.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based scented products. Please help the City to accommodate these individuals.

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing devices.

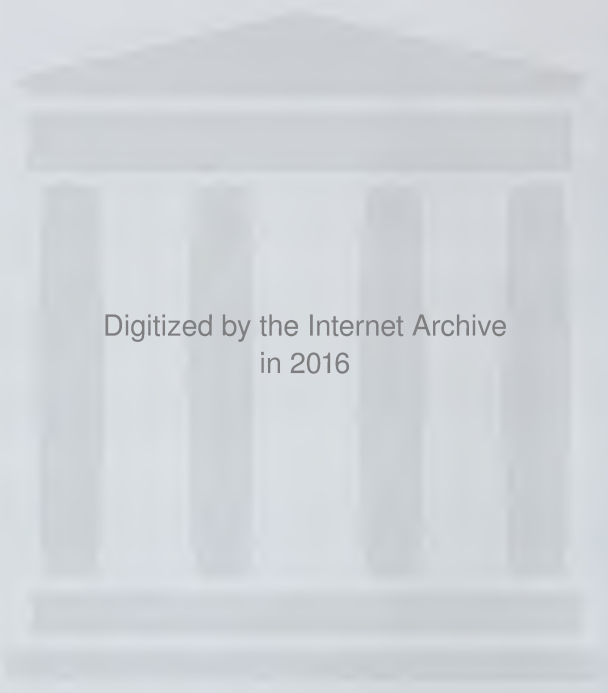
Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300, fax (415) 581-2317 and web site <http://www.sfgov.org/ethics/>.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE (Chapter 67 of the San Francisco Administrative Code)

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact: Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415 554 7724; by fax at 415 554 7854; or by email at sof@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the SOTF or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org>



Digitized by the Internet Archive
in 2016





AGENDA ITEM 3
Treasure Island Development Authority
City and County of San Francisco
Special Meeting of August 29, 2011

Subject: Resolution Approving the Enforceable Obligation Payment Schedule for the Treasure Island Development Authority pursuant to Assembly Bill No. 1X26

Contact Mirian Saez, Director of Operations

Phone (415) 274-0669

BACKGROUND

Since the closure of former Naval Station Treasure Island (the "Base") in 1997, the Authority had been planning to adopt a redevelopment plan under California Community Redevelopment Law ("CRL") for the development and conversion of the Base as a redevelopment project area using redevelopment tax increment financing to help pay for affordable housing and public infrastructure improvements on the Base. Earlier this year the Governor proposed dissolving redevelopment agencies as part of his budget plan for the 2011-2012 fiscal year. In light of this development, the Authority and Treasure Island Community Development, LLC ("TICD"), the master developer for the Base selected by the Authority, decided to shift to a plan capturing property tax increment through infrastructure financing districts instead of using redevelopment powers under CRL.

In June 2011, consistent with the plan to use infrastructure financing districts rather than redevelopment powers to convert the Base, the Authority Board of Directors and the Board of Supervisors approved a Development Agreement, a Disposition and Development Agreement ("DDA") and other project approvals that did not include adoption of a redevelopment plan or creation of a redevelopment project area for the Base. On June 28 2011, the Authority and TICD executed the Development Agreement and the DDA. Although the Authority continues to exist as a redevelopment agency under the terms of the Treasure Island Conversion Act (AB 699) and Board of Supervisors Resolution 43-98 designating the Authority as a redevelopment agency, the Authority is not now exercising any of its redevelopment powers.

In that same month, as part of a special session that the Governor called to address the State's fiscal emergency and as trailers to the State's budget bill for the 2011-2012 fiscal year, the California Legislature adopted and the Governor signed two companion bills relating to redevelopment, which amended the CRL to drastically restrict the exercise of redevelopment powers throughout the State. On June 28, 2011, the Governor approved the bills, on June 29, 2011, the Secretary of State chaptered those bills, and on June 30, 2011, the Governor signed the State budget bill. By their terms, the companion redevelopment bills became effective immediately because they related to the budget bill.

The first redevelopment bill, AB 26, immediately suspends most new activities of redevelopment agencies with the exceptions of making payments due, enforcing covenants and performing obligations under bonds and other enforceable obligations (the "moratorium on new redevelopment activities"). AB 26 dissolves all redevelopment agencies in the State as of

October 1, 2011 (subject to certain extensions), designates successor agencies, preserves assets for the benefit of taxing entities and winds up the affairs of former redevelopment agencies. AB 26 also subjects the successor agencies' performance of their duties under AB 26 to supervision by newly established oversight boards, which are separate from the local legislative bodies.

AB 26 expressly requires that within 60 days of the effective date of the bill, a redevelopment agency must adopt at a public meeting an "Enforceable Obligation Payment Schedule" ("EOPS") that lists enforceable obligations under which the agency has an obligation to pay money through December 2011, and prohibits the redevelopment agency from making payments after the end of such 60-day period unless it has adopted an EOPS. AB 26 also requires agencies to prepare an Initial Recognized Payment Obligation Schedule based on the approved EOPS.

While the Authority continues to exist as a redevelopment agency, the Authority has *not* exercised its redevelopment powers because the Base is not located in a redevelopment project area and as a result does not produce any redevelopment tax increment. Since the Authority has not been—and is not now—exercising any redevelopment powers, the Authority has not been—and is not now—subject to the moratorium AB 26 places on new redevelopment activities of redevelopment agencies.

The second redevelopment bill, AB 27, allows communities to provide for existing redevelopment agencies to continue to exist and operate within those communities, despite AB 26, if before the agency dissolution date the local legislative body enacts an ordinance to comply with AB 27, including the requirement for the community to make specified payments each year for the benefit of the local school district and other taxing entities.

Consistent with AB 27, on August 2, 2011, the Board of Supervisors passed and on August 3, 2011 the Mayor signed Resolution No. 350-11, expressing the non-binding intent of the City to continue redevelopment activities in San Francisco, including preserving the ability of the Authority to exercise redevelopment powers over the Base in the future should it become appropriate to do so.

On July 18, 2011, the California Redevelopment Association, League of California Cities, and certain other parties filed a petition for writ of mandate and an application for temporary stay in the Supreme Court of the State of California, challenging the constitutionality of AB 26 and AB 27. On August 11, 2011, the California Supreme Court issued an order agreeing to decide the case and granted a partial stay, including a stay of all of AB 27 and all of AB 26 except the provisions of AB 26 that imposed the moratorium on new redevelopment activities, and seemed to include in the scope of the stay the provisions of AB 26 that required the adoption of the EOPS. On August 17, 2011, the California Supreme Court significantly modified its August 11, 2011 order regarding the scope of the stay to exclude the provisions of AB 26 that required adopting the EOPS, thus reviving the requirement that agencies adopt EOPS.

Because the Base is not producing any redevelopment property tax increment and the Authority is not exercising redevelopment powers, it is not clear whether the requirement to adopt an EOPS applies to the Authority. But, out of an abundance of caution, staff recommends that the Authority adopt an EOPS consistent with Board of Supervisors Resolution No. 350-11 under which the Authority would preserve the ability to exercise redevelopment powers in the future should it become appropriate to do so to convert the Base. Authority staff has prepared an EOPS attached to the resolution accompanying this Staff Summary that fulfills the requirements of AB 26.

AB 26 provides for six possible categories of enforceable obligations. Those categories are: 1) Bonds; 2) Loans or Moneys Borrowed by Agency; 3) Payments to Government Entities or Agency Employees; 4) Judgments and Settlements; 5) Agreements or Contracts; and, 6) Agreements for Agency Operations. The Authority's obligations fall under categories 3, 5 and 6, and consist primarily of work orders, purchase orders, and personal services contracts. The Authority's obligations also include the executed documents related to the development of Treasure Island/Yerba Buena Island, including the DDA and the Treasure Island Homeless Development Initiative Agreement. The total of enforceable obligations for the Authority is \$572,540,293.00.

RECOMMENDATION

Staff recommends adoption of the Resolution Approving the Enforceable Obligation Payment Schedule for the Treasure Island Development Authority pursuant to Assembly Bill No. 1X26

EXHIBITS

Resolution Approving the Enforceable Obligation Payment Schedule for the Treasure Island Development Authority pursuant to Assembly Bill No. 1X26.

Prepared by _____
For Mirian Saez, Director of Island Operations

1 [Enforceable Obligation Payment Schedule]

2 **Resolution Approving the Enforceable Obligation Payment Schedule for the Treasure**
3 **Island Development Authority pursuant to Assembly Bill No. 1X26.**

4 WHEREAS, Naval Station Treasure Island is a former military base located on
5 Treasure Island and Yerba Buena Island (together, the "Base"), which was selected for
6 closure and disposition by the Base Realignment and Closure Commission in 1993, acting
7 under Public Law 101-510, and its subsequent amendments; and,

8 WHEREAS, Under the authority granted by Board of Supervisors (the "Board") under
9 Board Resolution No. 380-97, the Mayor's Treasure Island Project established the Treasure
10 Island Development Authority (the "Authority") as a non-profit public benefit corporation to act
11 as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse
12 and conversion of the Base for the public interest, convenience, welfare and common benefit
13 of the inhabitants of the City and County of San Francisco; and,

14 WHEREAS, The Board also designated the Authority as having the powers of a
15 redevelopment agency ("redemption powers") under the California Community
16 Redevelopment Law, California Health and Safety Code section 33000 et. seq. (the "CRL"),
17 as allowed by the Treasure Island Conversion Act of 1997, which amended Section 33492.5
18 of the California Health and Safety Code and added Section 2.1 to Chapter 1333 of the
19 Statutes of 1968 (the "Conversion Act"); and,

20 WHEREAS, Consistent with the Board's approvals and the Conversion Act, the
21 Authority has been and continues to be responsible for overseeing interim uses of the Base
22 and plans for the conversion and development of the Base, and acting as the local reuse
23 authority for purposes of federal base closure law; and;

24

25

1 WHEREAS, In early 2000, the Authority initiated a master developer selection process,
2 culminating in the selection of Treasure Island Community Development, LLC ("TICD") for the
3 reuse and development of the Base; and,

4 WHEREAS, For about a decade, the Authority, the City and TICD had been planning
5 for the development and conversion of the Base as a redevelopment project area to use
6 redevelopment tax increment financing to help pay for affordable housing and public
7 infrastructure improvements on the Base, but this Spring, after the Governor proposed
8 dissolving redevelopment agencies as part of his budget plan for the 2011-2012 fiscal year,
9 the Authority and the City, in negotiation with TICD, decided to shift to a plan capturing
10 property tax increment through infrastructure financing districts instead of using
11 redevelopment powers; and,

12 WHEREAS, In June 2011, consistent with the plan for the Authority to use
13 infrastructure financing districts rather than redevelopment powers to convert the Base, the
14 Board, by unanimous vote, and the Mayor approved a development plan, including zoning
15 changes, a disposition and development agreement with TICD and related agreements, and
16 that development plan did not include adoption of a redevelopment project area for the Base;
17 and,

18 WHEREAS, Under these approvals, on June 28 2011, the Authority and TICD entered
19 into a binding disposition and development agreement for the conversion of the Base (the
20 "Disposition and Development Agreement"); and,

21 WHEREAS, In June 2011, as part of a special session that the Governor called to
22 address the State's fiscal emergency and as trailers to the State's budget bill for the 2011-
23 2012 fiscal year, the California Legislature adopted and the Governor signed two companion
24 bills relating to redevelopment, which amended the CRL, to drastically restrict the exercise of
25 redevelopment powers throughout the State. On June 28, 2011, the Governor approved the

1 bills, on June 29, 2011, the Secretary of State chaptered those bills, and on June 30, 2011,
2 the Governor signed the State budget bill. By their terms, the companion redevelopment bills
3 became effective immediately because they related to the budget bill; and,

4 WHEREAS, The first redevelopment bill, Assembly Bill No. 1X 26 (Chapter 5, Statutes
5 of 2011-12, First Extraordinary Session) ("AB 26"), immediately suspends most new activities
6 of redevelopment agencies except for making payments due, enforcing covenants and
7 performing its obligations under bonds and other enforceable obligations (the "moratorium on
8 new redevelopment activities"). AB 26 dissolves all redevelopment agencies in the State as
9 of October 1, 2011 (subject to certain extensions), designates successor agencies, and
10 preserves assets for the benefit of taxing entities and winds up the affairs of former
11 redevelopment agencies. AB 26 also subjects the successor agencies' performance of their
12 duties under AB 26 to supervision by newly established oversight boards, which are separate
13 from the local legislative bodies; and,

14 WHEREAS, AB 26 requires that within 60 days of the effective date of the bill, a
15 redevelopment agency must at a public meeting adopt an "Enforceable Obligation Payment
16 Schedule" ("EOPS") that lists enforceable obligations, as defined in AB 26, under which the
17 agency has an obligation to pay money through December 2011, prohibits the redevelopment
18 agency from making payments after the end of such 60-day period unless it has adopted an
19 EOPS, and requires agencies to prepare an initial recognized payment obligation schedule
20 based on the approved EOPS ("IRPOS"); and,

21 WHEREAS, Since AB 26 became law, the Authority has *not* been using its
22 redevelopment powers because the Base is not located in a redevelopment project area and
23 as a result does not produce any redevelopment tax increment; and,

24 WHEREAS, The second redevelopment bill, Assembly Bill No. 1X 27 (Chapter 6,
25 Statutes of 2011-12, First Extraordinary Session) ("AB 27"), allows communities such as the

1 City to provide for existing redevelopment agencies to continue to exist and operate within
2 those communities, despite AB 26, if before the agency dissolution date the local legislative
3 body enacts an ordinance to comply with AB 27, including the requirement for the community
4 to make specified payments each year for the benefit of the local school district and other
5 taxing entities; and,

6 WHEREAS, Since the Authority has not been—and is not now—exercising any
7 redevelopment powers, it has not been—and is not now— subject to the moratorium AB26
8 places on new redevelopment activities of redevelopment agencies; and,

9 WHEREAS, Consistent with AB 27, on August 2, 2011, the Board passed and on
10 August 3, 2011 the Mayor signed Resolution No. 350-11, expressing the non-binding intent of
11 the City to continue redevelopment activities in San Francisco, including preserving the ability
12 of the Authority to exercise redevelopment powers over the Base in the future should it
13 become appropriate to do so, and subject to all required later approvals; and,

14 WHEREAS, In Resolution No. 350-11, the Board adopted findings making clear that
15 the Authority is not now exercising redevelopment powers in connection with the development
16 of the Base and has not exercised such powers since the adoption of AB 26 and that as a
17 result the Authority is not subject to the restrictions AB 26 places on redevelopment activities;
18 and also that the Authority may proceed with its day-to-day operation, including but not limited
19 to the interim subleasing property to generate revenue to offset the costs of managing the
20 Base and performing its rights and obligations under the disposition and development
21 agreement. Further, the findings make clear that the Board did not intend to affect the
22 Authority's status as the Local Reuse Authority for the Base or the tidelands trust trustee for
23 the portions of the Base subject to the trust, nor any of the other non-redevelopment powers
24 or non-development authority that the City has granted to the Authority and that the Authority
25 has under its articles, bylaws, and other applicable instruments and laws; and,

1 WHEREAS, On July 18, 2011, the California Redevelopment Association, League of
2 California Cities, and certain other parties filed a petition for writ of mandate and an
3 application for temporary stay in the Supreme Court of the State of California, challenging the
4 constitutionality of AB 26 and AB 27 and seeking approval of the Court to accept original
5 jurisdiction over the case, *California Redevelopment Association v. Matosantos*, No. S194861
6 (the "Action"); and,

7 WHEREAS, On August 11, 2011, the California Supreme Court issued an order
8 agreeing to decide the Action and granting a partial stay, including a stay of all of AB 27 and
9 all of AB 26 except the provisions of AB 26 that imposed the moratorium on new
10 redevelopment activities, and seemingly including in the scope of the stay the provisions of
11 AB 26 that required the adoption of the EOPS; and,

12 WHEREAS, On August 17, 2011, the California Supreme Court significantly modified
13 its August 11, 2011 order regarding the scope of the stay to exclude the provisions of AB 26
14 that required adopting the EOPS, thus reviving the requirement that agencies adopt EOPS;
15 and,

16 WHEREAS, Subject to approval of this resolution by the Authority Board of Directors,
17 on August 29, 2011, the Director of Island Operations (the "Director") approved the EOPS
18 dated as of 8/26, 2011, a copy of which is attached to this resolution as Exhibit A
19 and incorporated by reference in this resolution, and the Director posted the EOPS on the
20 Authority's website; and,

21 WHEREAS, Because the Base is not producing any redevelopment property tax
22 increment and the Authority is not exercising redevelopment powers, it is not clear whether
23 the requirement to adopt an EOPS applies to the Authority, but, as a matter of caution, the
24 Authority wishes to do so consistent with Board Resolution No. 350-11 under which the Board
25 and the Authority wish to preserve the ability of the Authority to exercise redevelopment

1 powers in the future should it become appropriate to do so to convert the Base; now,
2 therefore; be it

3 RESOLVED, That based on the findings set forth above, and consistent with Section
4 34169(g)(1) of the CRL, added by AB 26, and the modified order that the California Supreme
5 Court issued on August 17, 2011 relating to the Action, the Authority hereby approves the
6 EOPS; and, be it,

7 FURTHER RESOLVED, That the Director shall transmit the EOPS and post the EOPS
8 on the Authority's website in accordance with Section 34169(g)(1); and, be it

9 FURTHER RESOLVED, That the Director shall prepare an IRPOS, based on the
10 EOPS, in accordance with Section 34169(h) of the CRL, as added by AB 26; and, be it

11 FURTHER RESOLVED, That all actions of the Director in furtherance of adopting the
12 EOPS and satisfying any related requirements of AB 26 that apply to the Authority are hereby
13 approved and ratified.

14
15
16 **CERTIFICATE OF SECRETARY**

17 I hereby certify that I am the duly elected Secretary of the Treasure Island
18 Development Authority, a California nonprofit public benefit corporation, and that the
19 above Resolution was duly adopted and approved by the Board of Directors of the
20 Authority at a properly noticed meeting on August 29, 2011.

21
22
23 Jean-Paul Samaha, Secretary
24
25

Type of Obligation (1- 6)	Project Area	Project Name	Payee	Description	Outstanding Amount (As of August 27)	Sept	Oct	Nov	Dec	Estimated Remaining Balance (As of January 1)	Contract Amount
6	N/A	Travel Costs	TIDA Employees	Admin Costs		\$ 1,625.00	\$ 1,625.00	\$ 1,625.00	\$ 1,625.00	\$ 13,000.00	\$ 19,500.00
6	N/A	Training costs	TIDA Employees	Admin Costs		\$ 941.00	\$ 941.00	\$ 941.00	\$ 941.00	\$ 7,536.00	\$ 11,300.00
6	N/A	Local Field Exp.	TIDA Employees	Admin Costs		\$ 104.17	\$ 104.17	\$ 104.17	\$ 104.17	\$ 833.33	\$ 1,250.00
6	N/A	Membership Fees	City of San Francisco	Admin Costs		\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 1,800.00	\$ 2,700.00
6	N/A	Promotional and Marketing Expense	Daily Journal Corporation, McCune Audio Visual Lighting, Pacific Brokerage, Spotlight Promotions, Wine Valley Catering, Best Beverage Catering, Borden Decal	Purchase Orders	\$ 500.14	\$ 7,625.00	\$ 7,625.00	\$ 7,625.00	\$ 7,625.00	\$ 61,000.00	\$ 91,500.00
6	N/A	Delivery and Postage	Professional Messengers	Purchase Orders		\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 13,333.33	\$ 20,000.00
6	N/A	Office Rentals and Leased Equipment	Ricoh - Reproduction Store	Service Contract		\$ 1,850.00	\$ 1,850.00	\$ 1,850.00	\$ 1,850.00	\$ 14,800.00	\$ 22,200.00
6	N/A	Materials and Supplies	Gainger, Give Something Back LLC, Laserlink International Inc., Linda Kittlitz, The Ligature, Staples Inc & Subsidiaries	Purchase Orders		\$ 2,788.33	\$ 2,788.33	\$ 2,788.33	\$ 2,788.33	\$ 22,306.67	\$ 33,460.00
6	N/A	Other Administrative Expenses	Mail Finance Inc. Dba Neopost Leasing, Staff Reimbursements, AT&T, SF Chronicle, Trophy Masters, US Pure Water Corp, Agurto Corporation dba Pestec	Purchase Orders		\$ 4,708.33	\$ 4,708.33	\$ 4,708.33	\$ 4,708.33	\$ 37,666.67	\$ 56,500.00
5	N/A	On Island Boys and Girls Club House	Treasure Island Boys and Girls Club	Service Contract		\$ 11,083.33	\$ 11,083.33	\$ 11,083.33	\$ 11,083.33	\$ 88,666.67	\$ 133,000.00
5	N/A	Childcare Facility	Catholic Charities	Service Contract		\$ 4,333.33	\$ 4,333.33	\$ 4,333.33	\$ 4,333.33	\$ 34,666.67	\$ 52,000.00
5	N/A	Homeless Development Initiative Program	Treasure Island Homelessness Development Initiative	Service Contract		\$ 13,083.33	\$ 13,083.33	\$ 13,083.33	\$ 13,083.33	\$ 104,666.67	\$ 157,000.00
5	N/A	On Island Gym	YMCA	Service Contract		\$ 11,875.00	\$ 11,875.00	\$ 11,875.00	\$ 11,875.00	\$ 95,000.00	\$ 142,500.00
6	N/A	Marine Salvage	Parker Diving Service	Admin Costs		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 30,000.00
6	N/A	Public Art and Preservation	Atthowe Fine Art Services	Admin Costs		\$ 3,083.33	\$ 3,083.33	\$ 3,083.33	\$ 3,083.33	\$ 24,666.67	\$ 37,000.00
5	N/A	Trash Disposal	Recology Golden Gate	Contract		\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 50,000.00	\$ 75,000.00
5	N/A	Janitorial Services	Toolworks Janitorial Services	Service Contract		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 80,000.00	\$ 120,000.00
5	N/A	Landscape Maintenance	Rubicon Enterprises Inc.	Service Contract		\$ 55,083.33	\$ 55,083.33	\$ 55,083.33	\$ 55,083.33	\$ 440,666.67	\$ 661,000.00
5	N/A	Public Safety and Security Services	Universal Protection Services	Purchase Orders		\$ 6,375.00	\$ 6,375.00	\$ 6,375.00	\$ 6,375.00	\$ 51,000.00	\$ 76,500.00
6	N/A	TIDA Director's Liability Insurance	City of San Francisco Risk Manager	Work Order		\$ 7,570.83	\$ 7,570.83	\$ 7,570.83	\$ 7,570.83	\$ 60,566.67	\$ 90,850.00
6	N/A	Other Professional Services	Far West Sanitation & Storage Inc., Tri California Events	Purchase Orders		\$ 7,666.67	\$ 7,666.67	\$ 7,666.67	\$ 7,666.67	\$ 61,333.33	\$ 92,000.00
6	N/A	Parking and Traffic Service	San Francisco Municipal Transportation Agency	Work Order		\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 5,333.33	\$ 8,000.00
6	N/A	Telecommunication Services	Department of Technology	Work Order		\$ 3,333.33	\$ 3,333.33	\$ 3,333.33	\$ 3,333.33	\$ 26,666.67	\$ 40,000.00

6	N/A	Insurance Consulting	Risk Management Insurance Consulting	Admin Costs		\$ 8,237.50	\$ 8,237.50	\$ 8,237.50	\$ 8,237.50	\$ 65,900.00	\$ 98,850.00
3	N/A	Island Operations and Project Staff Payroll	General Services Agency	Memorandum of Agreement		\$ 155,242.25	\$ 155,242.25	\$ 155,242.25	\$ 155,242.25	\$ 1,241,938.00	\$ 1,862,907.00
5	N/A	Island Operations Legal Services	City Attorney's Office	Work Order		\$ 10,416.67	\$ 10,416.67	\$ 10,416.67	\$ 10,416.67	\$ 83,333.33	\$ 125,000.00
6	N/A	Human Resources	City of San Francisco/ GSA	Work Order		\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 2,000.00	\$ 3,000.00
6	N/A	Auto Maintenance	Department of Public Works	Work Order		\$ 291.67	\$ 291.67	\$ 291.67	\$ 291.67	\$ 2,333.33	\$ 3,500.00
6	N/A	Fuel Stock	Department of Public Works	Work Order		\$ 291.67	\$ 291.67	\$ 291.67	\$ 291.67	\$ 2,333.33	\$ 3,500.00
6	N/A	Reproduction Services	City of San Francisco/ GSA	Work Order		\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 4,000.00	\$ 6,000.00
6	N/A	Utilities Services / MOU for outstanding Utilities Charges	Public Utilities Commission	Contract		\$ 83,166.67	\$ 83,166.67	\$ 83,166.67	\$ 83,166.67	\$ 2,693,724.33	\$ 3,026,391.00
6	N/A	Building Repair	Department of Public Works	Work Order		\$ 65,546.67	\$ 65,546.67	\$ 65,546.67	\$ 65,546.67	\$ 524,373.33	\$ 786,560.00
6	N/A	Street Environmental Services	Department of Public Works	Work Order		\$ 17,372.50	\$ 17,372.50	\$ 17,372.50	\$ 17,372.50	\$ 138,980.00	\$ 208,470.00
6	N/A	Street and Sewer Repair Services	Department of Public Works	Work Order		\$ 6,688.75	\$ 6,688.75	\$ 6,688.75	\$ 6,688.75	\$ 53,510.00	\$ 80,265.00
6	N/A	Urban Forestry Services	Department of Public Works	Work Order		\$ 13,333.33	\$ 13,333.33	\$ 13,333.33	\$ 13,333.33	\$ 106,666.67	\$ 160,000.00
6	N/A	Facilities Management Services	Department of Real Estate	Work Order		\$ 2,672.67	\$ 2,672.67	\$ 2,672.67	\$ 2,672.67	\$ 21,381.33	\$ 32,072.00
6	N/A	Public Safety Services	San Francisco Police Department	Work Order		\$ 5,886.00	\$ 5,886.00	\$ 5,886.00	\$ 5,886.00	\$ 47,088.00	\$ 70,632.00
6	N/A	Facilities Management	As needed management services	Purchase Orders		\$ 16,666.67	\$ 16,666.67	\$ 16,666.67	\$ 16,666.67	\$ 133,333.33	\$ 200,000.00
6	N/A	Capital Improvement Projects	AAA Flag & Banner Mfg Co. Inc., Ace Drilling & Excavation, Canning Electric Inc., Clear Channel, Madden Plumbing and Fire Protection, Paul McKenna Construction, W. Wong Construction, Design Space Modular Buildings Inc.	Purchase Orders		\$ 36,250.00	\$ 36,250.00	\$ 36,250.00	\$ 36,250.00	\$ 290,000.00	\$ 435,000.00
6	N/A	Technology/Software	As needed technology supplies	Purchase Orders		\$ 416.00	\$ 416.00	\$ 416.00	\$ 416.00	\$ 3,336.00	\$ 5,000.00
3	N/A	State Lands staff reimbursement for work performed on TI	State Lands Commission	Reimbursement Agreement	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00
5	N/A	Environmental services	AMEC Geomatrix	Contract	\$ 22,028.55	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 588,483.45	\$ 1,799,000.00
5	N/A	Urban design consulting services	SERA Architects	Contract	\$ 1,442.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
5	N/A	Financial services and analysis	Economic Planning systems	Contract	\$ 23,071.50	\$ 4,166.00	\$ 4,166.00	\$ 4,166.00	\$ 4,166.00	\$ 43,251.50	\$ 515,500.00
5	N/A	Infrastructure peer review	URS	Contract	\$ 5,248.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
5	N/A	Stormwater Discharge Fees	Engeo	Contract		\$ 4,729.17	\$ 4,729.17	\$ 4,729.17	\$ 4,729.17	\$ 56,750.00	\$ 56,750.00
5	N/A	Redevelopment consulting services	Seifel	Contract		\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 100,000.00	\$ 100,000.00

6	N/A	City staff reimbursement for work performed on TI Development Project	OEWD	Work Order		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 110,000.00	\$ 150,000.00
5	N/A	Legal Services for TI Development Project	City Attorney's Office	Work Order		\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 780,000.00	\$ 1,180,000.00
6	N/A	City staff reimbursement for work performed on TI Development Project	Planning Department	Interagency Cooperative Agreement		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 17,000.00	\$ 25,000.00
6	N/A	City staff reimbursement for work performed on TI Development Project	Public Utilities Commission	Interagency Cooperative Agreement		\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 50,000.00	\$ 75,000.00
6	N/A	City staff reimbursement for work performed on TI Development Project	San Francisco Municipal Transportation Agency	Interagency Cooperative Agreement		\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 16,664.00	\$ 25,000.00
5	N/A	TIHDI Agreement	Treasure Island Homeless Development Initiative	Contract		\$ -	\$ -	\$ -	\$ -	\$ 82,321,207.00	\$ 82,321,207.00
5	N/A	MOU regarding YBI ramps project	San Francisco County Transportation Authority	Contract		\$ -	\$ -	\$ -	\$ -	\$ 18,830,000.00	\$ 18,830,000.00
5	N/A	Soils contract	DA McCosker Construction	Contract		\$ -	\$ -	\$ -	\$ -	\$ 980,000.00	\$ 980,000.00
5	N/A	MOU for funding for submarine cable	Public Utilities Commission	Contract		\$ -	\$ -	\$ -	\$ -	\$ 5,438,059.00	\$ 5,438,059.00
5	N/A	DDA	Treasure Island Community Development, LLC	DDA		\$ -	\$ -	\$ -	\$ -	\$ 451,734,370.00	\$ 451,734,370.00

TOTALS	\$ 67,290.76	\$ 754,728.17	\$ 822,018.93	\$ 739,728.17	\$ 739,728.17	\$ 567,795,525.28	\$ 572,540,293.00
--------	--------------	---------------	---------------	---------------	---------------	-------------------	-------------------

Key:

1. Bonds
2. Loans or Moneys Borrowed by Agency
3. Payments to gov't entities; to Agency employees
4. Judgments and settlements
5. Agreements or contracts
6. Agreements for Agency operations





DRAFT Minutes of Special Meeting- Item 6(a)
Treasure Island Development Authority
August 29, 2011

Room 263, City Hall
1 Dr. Carlton B. Goodlett Place

Mirian Saez, Director of Island Operations
Asja Steeves, Commission Secretary

1. Call to Order 9:05 AM

Present Claudine Cheng, *President*
Larry Del Carlo
Mark Dunlop
Larry Mazzola, Jr.
Linda Richardson
Jean-Paul Samaha, *Secretary/Vice-President*

Excused Supervisor Jane Kim, *Ex-Officio*
John Elberling, *Chief Financial Officer*

2. General Public Comment
There was no general public comment.

3. Adopting Resolution approving the Enforceable Obligation Payment
Schedule for the Treasure Island Development Authority pursuant to Assembly Bill
No. 1X 26.

Mirian Saez, Director of Island Operations, gave a brief background on Assembly Bill
No 1X26 (AB26). She stated that through the budget process and through a series of
legislation in July 2011 Governor Brown dissolved existing redevelopment agencies. The
State now requires redevelopment agencies to adopt a schedule of Enforceable
Obligations, which identifies all of the agency's legally binding commitments between
July and December 31, 2011. In order for TIDA to continue operationally, the schedule
of Enforceable Obligations must be adopted and provided to the state today, August 29,
2011.

Michael Tymoff, Office of Economic Workforce Development, stated that AB26
immediately suspends new activities of redevelopment agencies and will dissolve these
agencies as of October 1, 2011. The legislation requires that a schedule of Enforceable
Obligations be adopted by all agencies. Regarding TIDA, these schedules cover
everything necessary to support ongoing on-Island operations and incorporate obligations
that support project documents that were passed back in June by TIDA and Board of
Supervisors (BOS) to cover redevelopment activity obligations. Assembly No. 1X27
(AB27) is a companion piece of legislation to AB26, which allows redevelopment
activities to continue, provided that the legislative body, in this case the BOS, adopt an
ordinance under AB27 which includes making an initial payment to the State. TIDA does

GOVERNMENT
DOCUMENTS DEPT

SEP - 9 2011

SAN FRANCISCO
PUBLIC LIBRARY

for additional comment but approvals on land-use for trust property still rest with TIDA board
Director Samaha commended staff for all of their work and congratulated them on receiving unanimous vote from BOS.
Mr. Hillis noted that an amended staff report was distributed to Board Members for review.
Director Dunlop motioned to approve. Director Del Carlo seconded the motion.
This item passed unanimously.
No public comment.

8. Informational Presentation on 2011 Golden State Gay Rodeo Association – Bay Area Chapter Special Event at the Treasure Island Great Lawn.

Peter Summerville, TIDA, stated that in January of 2011, Project Office staff was contacted by the Golden State Gay Rodeo Association (GSGRA) regarding the availability of Treasure Island as a venue to host the GSGRA Bay Area Chapter's (GSGRA-BAC) 2011 Rodeo and Festival special event in September of 2011. GSGRA events place great importance on the well-being and humane treatment of the animal participants. The Great Lawn is suitable for accommodating both the rodeo event and festival infrastructure, attendee parking, and a planned Saturday evening social event. The Use Permit will consist of the standard terms and conditions and will run from September 7th through September 13, 2011, with the event itself scheduled for September 9 through 11. In response to a question from Director Elberling, Mr. Summerville stated that based on past years events GSGRA expects 2,000 people and has previously been held in different areas throughout California including San Diego, Merced and the Central Valley.

Directors Elberling and Richardson made comment in favor of the rodeo event and festival.

Public Comment: Jeff Kline, Treasure Island resident, stated he supported the rodeo coming to Treasure Island but is concerned about whether the Bliss Dance Sculpture will pose a problem.

9. Discussion of Future Agenda Items by Directors.

There was no discussion for future agenda items.

There was no public comment on this item.

10. Possible Closed Session

President Cheng stated that there would be no Closed Session.

There was no public comment on the possible Closed Session.

11. The meeting adjourned at 3:40PM.

not currently exercise its authorities as a redevelopment agency; therefore, the initial payment to the State may not be applicable. The BOS passed a resolution in August stating its intent to opt in under AB27: an ordinance officially opting in should be adopted in October. This ordinance would preserve TIDA's authority to exercise redevelopment powers in the future should it become a more effective financing tool. However, staff does not currently anticipate exercising powers of redevelopment as the [Treasure Island/Yerba Buena Island Development Project (Project)] transactional documents contemplate the creation of Infrastructure Financing Districts (IFDs), rather than the adoption of a redevelopment plan.

Ms. Saez stated that adopting this allows operational invoices to be covered between now and December 31, 2011. The obligation schedule includes a variety of expenses, some of which TIDA may or may not incur.

In response to a question asked by President Cheng, Mr. Tymoff stated that TIDA is not exercising its redevelopment authority at this time as IFDs are a more stable public financing option. TIDA is acting as a local reuse authority. However the authority for TIDA to exercise its powers of redevelopment is being preserved for the future, should it become a more effective financing tool.

In response to a question asked by Director Dunlop, Mr. Tymoff stated that TIDA is pursuing amending IFD law through State legislation; the successful amendment of which would allow 30% affordable housing on the Project and extends the time to capture tax increment. A full presentation on this legislation will be given at the September 14, 2011 TIDA board meeting. Mr. Tymoff clarified that a Supreme Court Judge put a hold on AB27 but TIDA is still required to move forward with adopting this schedule of obligations.

Director Richardson stated that TIDA needs to move forward with this as insurance of future redevelopment activities.

In response to a question asked by Director Del Carlo, Mr. Tymoff stated that the requirements of the SF Redevelopment Agency are consistent with the requirements of TIDA and will follow same procedures including completion of a schedule of Enforceable Obligations and possible future payments to the state. No initial payment is required of TIDA. Should AB27 be upheld, and TIDA were to exercise its redevelopment powers, future payments to the State could be required.

Director Richardson motioned for approval.

Director Dunlop seconded the motion.

This item was adopted unanimously.

No public comment.

4. The meeting adjourned at 9:15 AM.



